



City of Huntington Beach Planning and Building Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Ethan Edwards, AICP, Associate Planner *EE*  
**DATE:** August 10, 2010  
**SUBJECT:** ENTITLEMENT PLAN AMENDMENT NO. 10-003 (PLAZA ALMERIA CARTS  
– AMENDMENT TO CONDITIONAL USE PERMIT NO. 00-015R)  
**APPLICANT:** Michael Adams, Michael C. Adams Associates, P.O. Box 382, Huntington Beach, CA  
92648  
**PROPERTY**  
**OWNER:** John Tillotson, J.T. Development, 15272 Bolsa Chica Road, Huntington Beach, CA  
92649  
**LOCATION:** 301 Main Street (full block bounded by Main Street, Olive Avenue, Fifth Street, and  
Orange Avenue – Plaza Almeria)

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**STATEMENT OF ISSUE:**

Entitlement Plan Amendment No. 10-003 represents a request to amend Condition of Approval No. 1 of Conditional Use Permit No. 00-015R by increasing the number of approved vending carts from 6 to 18. The Applicant is requesting that the request be continued to the September 14, 2010 Planning Commission meeting to allow additional time to respond to staff and Design Review Board comments and recommendations.

**RECOMMENDATION:**

Motion to:

“Continue Entitlement Plan Amendment No. 10-003 to the September 14, 2010 meeting at the applicant’s request.”

**ATTACHMENT:**

1. Request for continuance received August 2, 2010.
2. Notice of Action – Design Review Board recommendations dated July 30, 2010.

SH:HF:EE:kd

#B-1

# MICHAEL C. ADAMS ASSOCIATES

RECEIVED

AUG 2 2010

Dept. of Planning  
& Building

July 30, 2010

Ethan Edwards, Associate Planner  
Planning Department  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

Re: Plaza Almeria Vending Cart Expansion Request

Dear Ethan:

In order to prepare a proper response to the staff comments and the Design Review Board recommendations, we are requesting that the Entitlement Plan Amendment for the expansion of the Plaza Almeria outdoor vending carts program be continued until the first meeting in September.

In order to accomplish this request we are waiving our mandatory processing time limits.

Thank you for your consideration.

Sincerely,



Mike Adams

cc: John Tillotson

P. O. Box 382, Huntington Beach, CA 92648-0382  
(714) 374-5678 Fax (714)374-2211  
e-mail: [AdamsAssoc@socal.rr.com](mailto:AdamsAssoc@socal.rr.com)

ATTACHMENT NO. 1



# CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

## DESIGN REVIEW BOARD

Phone 536-5271  
Fax 374-1540  
374-1648

### NOTICE OF ACTION

July 30, 2010

Michael C. Adams  
Michael C. Adams Associates  
P.O. Box 382  
Huntington Beach CA 92648

**APPLICATION:** DESIGN REVIEW NO. 2010-025 (PLAZA ALMERIA VENDING CARTS)

**APPLICANT:** Michael C. Adams, Michael C. Adams Associates, P.O. Box 382, Huntington Beach CA 92648

**PROPERTY OWNER:** John Tillotson, J.T. Development, 15272 Bolsa Chica Street, Huntington Beach, CA 92649

**REQUEST:** Review the design, colors, and materials of 15 outdoor carts, located in the public right-of-way fronting Olive Avenue, Main Street, and Orange Avenue; and 3 indoor carts, located within the rotunda gallery/lobby area of Plaza Almeria.

**LOCATION:** 301 Main Street, 92648 (full block bounded by Main Street, Olive Avenue, Fifth Street, and Orange Avenue – Plaza Almeria)

**DATE OF ACATION:** July 29, 2010

The Design Review Board of the City of Huntington Beach took action on your application on **July 29, 2010**, and your application was recommended for **approval** to the Planning Commission. Attached to this letter are the recommended conditions of approval for your application.

Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards any recommendations to the Planning Commission. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Design Review Board is only a recommendation and is not appealable. The

ATTACHMENT NO. 2.1

DR No. 10-025  
July 30, 2010  
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recommendations of the Design Review Board will be forwarded to the Planning Commission for consideration. You will be notified of the pending hearing date.

If you have any questions, please contact Ethan Edwards, Associate Planner at (714) 536-5561 or via email at [ethan.edwards@surfcity-hb.org](mailto:ethan.edwards@surfcity-hb.org) or the Planning and Building Department Zoning Counter at (714) 536-5271.

Sincerely,

  
\_\_\_\_\_  
Tess Nguyen, Secretary  
Design Review Board

TN:EE

**ATTACHMENT(S):**

Recommended Conditions of Approval: DR No. 2010-025

c: Herb Fauland, Planning Manager  
John Tillotson, J.T. Development, 15272 Bolsa Chica Street, Huntington Beach, CA 92649  
Project File

**ATTACHMENT NO. 1**

**RECOMMENDED CONDITIONS OF APPROVAL**

**DESIGN REVIEW NO. 2010-025**

**RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 2010-025**

1. The site plan received and dated June 2, 2010, shall be the conceptually approved design with the following modifications:
  - a. Provide a revised plan that indicates all permanent public right-of-way amenities including, tree wells, bicycle racks, pedestrian benches, trash receptacles, etc.
  - b. Pedestrian benches and trash receptacles shall remain along Main Street.
  - c. Depict a minimum 4 ft. customer queuing area around each cart & kiosk.
  - d. Remove 2 vending carts on Main Street, 2 vending carts on Orange Avenue, and 1 cart on Olive Avenue.